

132261

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 12th day of April, 1990, by and between **STEWART R. WILSON, TRUSTEE OF THE ESTATE OF PETE ELIA TRUST**, of the City of Elko, County of Elko, State of Nevada, First Party, and **ISABEL ELIA PETERS**, a married woman dealing in her sole and separate property, of the County of Elko, State of Nevada, Second Party.

WHEREAS, Pete Elia and Leoni Elia, his wife, owned as community property an interest in the real property hereinafter described, and upon Pete Elia's death an undivided one-half interest became the Estate's interest, and an undivided one-half interest was confirmed in Leoni Elia as the surviving spouse, who conveyed said interest to herself and Isabel Elia Peters, her daughter, as joint tenants, and

WHEREAS, Leoni Elia died on August 3, 1989, and her undivided one-half interest has heretofore been confirmed and vested in Isabel Elia Peters, and

WHEREAS, the PETE ELIA TRUST was created by Decree of Distribution filed in the PETE ELIA ESTATE, No. 3162, in the District Court of the Fourth Judicial District, in and for the County of Elko, State of Nevada, on March 27, 1981, and

WHEREAS, upon the death of Leoni Elia, who had been the income beneficiary named in the Trust by the terms thereof, one-half of the Trust property should be distributed to **ISABEL ELIA PETERS**, Decedent's daughter, if in the Trustee's sole judgment the net income was insufficient for her support, and

WHEREAS, the Trustee has made such judgment, and

WHEREAS, a portion of the Trust property is an interest in real property.

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NOW THEREFORE, THIS DEED,

W I T N E S S E T H:

That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to him in hand paid by the said Second Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Second Party, and to her heirs and assigns, an undivided one-half interest in and to all of the right, title and interest of the PETE ELIA TRUST, in and to the following described real property situate in Counties of Elko, Nye, Eureka and White Pine, State of Nevada:

PARCEL NO. I:

Nye County

An undivided one-half interest in and to an undivided one-eighth interest, being an undivided one-sixteenth interest in and to all that certain real property more particularly described as follows:

Township 6 North, Range 61 East, MDB&M

Section 13: W $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. II:

Nye County

An undivided one-half interest in and to an undivided one-half interest, being an undivided one-fourth interest in and to all that certain real property more particularly described as follows:

Township 8 North, Range 57 East, MDB&M

Section 26: SW $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING THEREFROM, all minerals, including oil and gas in or under said land.

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The following applies to both Parcels 1 and 2:

TOGETHER WITH any improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

PARCEL NO. III:

Mineral rights situate in the Counties of Elko, Eureka, White Pine and Nye, State of Nevada:

ITEM NO. 1:

An undivided one-half interest in and to an undivided one-fourth interest, being an undivided one-eighth interest in and to all minerals, including oil and gas, in or under that certain real property described as follows:

Elko and Eureka Counties

Township 31 North, Range 52 East, MDB&M

Section 3: E $\frac{1}{2}$ NE $\frac{1}{4}$
Section 5: All
Section 9: All
Section 16: W $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$
Section 17: E $\frac{1}{2}$
Section 21: All

Township 32 North, Range 52 East, MDB&M

Section 1: W $\frac{1}{2}$
Section 9: All

EXCEPTING THEREFROM that portion of said land conveyed to Western Pacific Railroad Company

Section 11: All
Section 13: All
Section 21: All
Section 23: All
Section 29: All
Section 31: N $\frac{1}{2}$

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EXCEPTING THEREFROM that portion of said land conveyed to Western Pacific Railroad Company

Section 33: N½
Section 35: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12; N½

Township 32 North, Range 56 East, MDB&M

Section 5: All
Section 7: All
Section 9: All
Section 17: All
Section 19: All
Section 21: All
Section 29: All
Section 31: NE¼; NE¼NW¼; Lot 1 (NW¼NW¼)
Section 33: All

Township 31 North, Range 57 East, MDB&M

Section 10: W½NE¼; SW¼; NW¼SE¼

Nye County

Township 13 North, Range 39 East, MDB&M

H.E. Survey No. 78 more particularly described in Patent from the UNITED STATES OF AMERICA to OSCAR J. SMITH, recorded December 11, 1935 in Book 45, Page 220, Deed Records, Nye County, Nevada.

ITEM NO. 2:

An undivided one-half interest in and to an undivided one-eighth interest, being an undivided one-sixteenth interest in and to all minerals, except coal, oil, gas and petroleum products in or under that certain real property more particularly described as follows:

Elko County

Township 27 North, Range 56 East, MDB&M

Section 14: N½SW¼; N½SE¼
Section 15: Lot 3 (NE¼SE¼)

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Section 27: S $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 28: SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 35: S $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 36: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Township 30 North, Range 57 East, MDB&M

Section 4: NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 5: NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 7: SE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 8: NE $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$
Section 9: NE $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 10: SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 16: SW $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 17: SW $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 18: E $\frac{1}{2}$ NE $\frac{1}{4}$; Lots 3 and 4
Section 19: SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 20: All
Section 21: NW $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$
Section 22: SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 26: NW $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 27: NW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 28: NE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 29: NE $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$
Section 33: SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 35: SE $\frac{1}{4}$ NE $\frac{1}{4}$

ITEM NO. 3:

An undivided one-half interest in and to an undivided one-sixteenth interest, being an undivided one-thirty-second interest in and to all minerals including oil and gas in or under that certain real property more particularly described as follows:

Elko County

Township 26 North, Range 56 East, MDB&M

Section 3: Lot 4; SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 4: Lots 1 and 2

Township 28 North, Range 56 East, MDB&M

Section 30: S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 31: NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 32: NW $\frac{1}{4}$ NW $\frac{1}{4}$

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ITEM NO. 4:

An undivided one-half interest in and to an undivided one-eighth interest, being an undivided one-sixteenth interest in and to all minerals including oil and gas in or under all that certain real property more particularly described as follows:

Elko County

Township 27 North, Range 56 East, MDB&M

Section 11: N $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 12: S $\frac{1}{2}$ SW $\frac{1}{4}$

ITEM NO. 5:

An undivided one-half interest in and to an undivided one-sixteenth, being an undivided one-thirty-second interest in and to all coal, oil, gas and petroleum products in or under that certain real property more particularly described as follows:

Elko County

Township 27 North, Range 56 East, MDB&M

Section 14: N $\frac{1}{2}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$
Section 15: Lot 3 (NE $\frac{1}{4}$ SE $\frac{1}{4}$)
Section 27: S $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 28: SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 35: S $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 36: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Township 30 North, Range 57 East, MDB&M

Section 4: NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 5: NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 7: SE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 8: NE $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$
Section 9: NE $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 10: SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 16: SW $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 17: SW $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 18: E $\frac{1}{2}$ NE $\frac{1}{4}$; Lots 3 and 4
Section 19: SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 20: All
Section 21: NW $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

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Section 22: SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 26: NW $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 27: NW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 28: NE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 29: NE $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$
Section 33: SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 35: SE $\frac{1}{4}$ NE $\frac{1}{4}$

ITEM NO. 6:

An undivided one-half interest in and undivided one-eighth interest, being an undivided one-sixteenth interest in and to all coal, oil, gas and petroleum products in or under that certain real property more particularly described as follows:

Elko County

Township 33 North, Range 57 East, MDB&M

Section 1: All

Township 34 North, Range 57 East, MDB&M

Section 1: SE $\frac{1}{4}$; Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$

Section 3: All

Section 9: All

Section 11: All

Section 13: All

Section 15: All

Section 17: All

Section 19: All

Section 21: All

Section 23: All

Section 25: All

Section 27: All

Section 29: All

Section 33: All

Section 35: N $\frac{1}{2}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$

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Township 34 North, Range 58 East, MDB&M

Section 5: All
Section 7: All
Section 9: All
Section 17: All
Section 19: All
Section 31: All

White Pine County

Township 23 North, Range 58 East, MDB&M

Section 25: SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 36: NW $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ NW $\frac{1}{4}$

Nye County

Township 8 North, Range 57 East, MDB&M

Section 26: W $\frac{1}{2}$ SW $\frac{1}{4}$

ITEM NO. 7:

An undivided one-half interest in and to an undivided one-fourth interest, being an undivided one-eighth interest in and to all minerals except coal, oil, gas and petroleum products in or under that certain real property more particularly described as follows:

White Pine County

Township 23 North, Range 58 East, MDB&M

Section 25: SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 36: NW $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ NW $\frac{1}{4}$

Nye County

Township 8 North, Range 57 East, MDB&M

Section 26: W $\frac{1}{2}$ SW $\frac{1}{4}$

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said Second Party, and to her heirs and assigns forever.

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